



# PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

April 27, 2006

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Wilson

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:19 p.m. by Vice Chairman John R. Byers.

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## COMMISSION MATTERS

Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ/FDP 2005-MV-001, BROOKFIELD RIDGE ROAD, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 3, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SEA 2002-MV-028, SCOTT A. AND PHYLLIS P. CRABTREE, BE DEFERRED TO A DATE CERTAIN OF MAY 18, 2006.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Lusk MOVED THAT THE JOINT PUBLIC HEARING ON RZ/FDP 2005-LE-021, MICHAEL V. CURTISS AND JOANNE M. CURTISS, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 20, 2006.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Alcorn noted that the Planning Commission's Environment Committee had met earlier this evening with the Environmental Quality Advisory Council to continue discussions on stream protection measures. He announced that the Committee would meet again on Thursday, June 1, 2006, at 7:30 p.m. in the Board Conference Room, to evaluate proposed modifications to the Environment element of the Policy Plan to increase protection of non-perennial streams and review efforts to educate homeowners about stream protection.

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Commissioner Alcorn noted that the Land Use Information Accessibility Advisory Group had met on Wednesday, April 26, 2006, at 7:30 p.m. in Conference Rooms 4 and 5 of the Government Center. He explained that the Board of Supervisors had appointed the group to review the County's land use information available to the public on the Web and by other means and to make recommendations about how the process could be improved. He announced that the group would meet again on Wednesday, May 17, 2006, at 7:00 p.m. in the Government Center.

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RZ 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC  
FDP 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC  
(Decisions Only)  
(Public Hearing held on November 30, 2005)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-MA-014, SUBJECT TO THE PROFFERS DATED MARCH 30, 2006.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-MA-014, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 12, 2006, AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-MA-014.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600-FOOT MAXIMUM LENGTH FOR A PRIVATE STREET; A WAIVER OF THE SIDEWALK REQUIREMENTS TO PERMIT CONSTRUCTION OF A SIDEWALK ON ONLY ONE SIDE OF THE PRIVATE STREET; A WAIVER OF THE FRONTAGE IMPROVEMENTS ALONG A PORTION OF BANNERWOOD DRIVE; AND A MODIFICATION OF THE CUL-DE-SAC STANDARD TO PERMIT A CUL-DE-SAC WITH A 30-FOOT RADIUS ON BANNERWOOD DRIVE.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION SUPPORT THE CONCEPTUAL DEVELOPMENT PLAN CONDITIONS DATED APRIL 27, 2006.

Commissioner de la Fe seconded the motion which carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

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FS-Y06-17 - NEXTEL COMMUNICATIONS FOR THE MID-ATLANTIC, INC., 14510 Mt. Olive Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-17 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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APR 05-II-4F (Braddock District)

Commissioner Harsel MOVED THAT APR 05-II-4F BE WITHDRAWN.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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APR 05-IV-1LP, APR 05-IV-1MV, APR 05-IV-6S, APR 05-IV-2MV, and APR 05-IV-4MV (Mount Vernon District)

Commissioner Byers MOVED THAT APR 05-IV-1LP, APR 05-IV-1MV, APR 05-IV-6S, APR 05-IV-2MV, AND APR 05-IV-4MV BE WITHDRAWN FROM THE 2005-2006 SOUTH COUNTY AREA PLANS REVIEW PROCESS AND BE SET ASIDE FOR THE BASE REALIGNMENT AND CLOSURE SPECIAL STUDY.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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APR 05-CW-3ED and S05-IV-MV1 – OUT-OF-TURN PLAN AMENDMENT (Mount Vernon District)

Commissioner Byers MOVED THAT APR 05-CW-3ED AND OUT-OF-TURN PLAN AMENDMENT S05-IV-MV1 BE DEFERRED UNTIL A MORE COMPREHENSIVE REVIEW OF THESE NOMINATIONS CAN BE ACCOMPLISHED.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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APR 04-III-6DS - DEFERRED AREA PLANS REVIEW NOMINATION (Sully District)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A PLANNING COMMISSION ALTERNATIVE FOR APR 04-III-6DS, AS FOUND IN THE RECOMMENDATION HANDOUT DATED APRIL 27, 2006, AND TO REVISE THE EIGHTH BULLET ON PAGE 2 TO READ: "OFFICE USE SHOULD BE INTEGRATED INTO BOTH THE VILLAGE CENTER AND ELSEWHERE IN THE DEVELOPMENT."

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Murphy absent from the meeting.

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SE 2006-SU-002 - NAVY FEDERAL CREDIT UNION

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2006-SU-002, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 6, 2006.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ 2005-DR-009 - WINCHESTER HOMES, INC.  
FDP 2005-DR-009 - WINCHESTER HOMES, INC.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2005-DR-009, WINCHESTER HOMES, INC., TO A DATE CERTAIN OF MAY 11, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hart and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION GO INTO CLOSED SESSION ON WEDNESDAY, MAY 3, 2006, AT 7:30 P.M., FOR CONSULTATION WITH LEGAL COUNSEL AND STAFF, PERTAINING TO THE PROVISIONS OF SECTION 15.2-2286(b) OF THE *STATE CODE*, PURSUANT TO SECTION 2.2-3711(7) OF THE *CODE OF VIRGINIA*.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hart and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 10:24 p.m.  
John R. Byers, Vice Chairman